

ARTICLE 4
DEVELOPMENT REGULATIONS

MESA ZONING ORDINANCE

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Chapter 30 General Site Development Standards

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11-30-1: Purpose and Applicability

- A. **General Purposes of the Site Development Standards.** The purposes of this Chapter are to:
1. Prescribe development and site regulations that establish a framework for diverse, comfortable, safe and sustainable neighborhoods;
 2. Enhance existing community character and encourage transitions to more mixed-use community centers characterized by attractive urban design, high quality architecture, vibrant public spaces, and [pedestrian amenities](#) where appropriate;
 3. Encourage orderly, well-planned development of individual sites;
 4. Encourage development that fits seamlessly into attractive, viable neighborhoods and improves areas that are in transition;
 5. Ensure appropriately designed and maintained site features that incorporate [Community Policing Through Environmental Design \(CPTED\)](#) principles and allow natural surveillance;

6. Ensure development functions efficiently and screens unsightly and utilitarian elements and uses from public view;
 7. Contribute to the pedestrian environment by prescribing a safe, shaded network of walkways that connect destinations on-site to destinations on the public street, and to adjacent development.
- B. **Applicability.** The standards apply, except where specifically stated, to development in all districts. These standards shall be used in conjunction with the standards for each zoning district located in [Article 2](#), Base Zoning District Regulations and [Article 3](#), Overlay District Regulations. When a conflict exists, the standards specific to a zoning district, or approved by a plan as part of an applicable overlay district, shall override these regulations.

11-30-2: Building Projections into Setbacks

In all districts, awnings, eaves, overhangs, light shelves and basement window wells may encroach not more than 3 feet into any required yard, but shall not be closer than 2 feet to any property line. Additional standards for building projections into setbacks for the agricultural and residential districts are located in [Sections 11-4-3](#), Agricultural District - Development Standards, [11-5-4](#), Residential Districts - Development Standards for the [RSL](#) District and [11-5-5](#), Residential Districts - Development Standards for the [RM](#) District, respectively.

11-30-3: Exceptions to Height Limits

- A. **Allowed Projections above Height Limits.** The structures listed in [Table 11-30-3](#) may exceed the maximum permitted building height for the district in which they are located, subject to the limitations stated in the table below, and further if no portion of a structure in excess of the building height limit may be used for sleeping quarters or advertising.

Table 11-30-3: Allowed Projections Above Height Limits		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Location Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit (ft)</i>
Skylights	No limitation.	10
Solar panels, and other energy production facilities located on a rooftop	No limitation.	20% of base height limit
Chimneys	10% of roof area	20% of base height limit up to 10
Decorative features such as spires, bell towers, domes, cupolas, pediments, obelisks, and monuments	No limitation	No limitation
Rooftop open space features such as sunshade and windscreen devices, open trellises, enclosed space for use by residents, and landscaping	25% of roof area	20% of base height limit up to 12
Elevator and stair towers (for multi-family and non-residential buildings only)	NA	12
Mechanical penthouses	60% of roof area	10

Table 11-30-3: Allowed Projections Above Height Limits		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Location Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit (ft)</i>
Flagpoles	N/A	DC District : 40 ft total height. Other districts: No limit except AF Overlay Districts which require a SUP when exceeding maximum base district height standard.
Distribution and transmission towers, lines, and poles Water tanks, Windmills, Radio towers, Airway beacons Industrial structures where the manufacturing process requires a greater height, located in the GI and HI Districts	20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; no limit if a primary use permitted in the district	10 as an accessory structure; none as a primary use
Building-mounted telecommunications facilities, antennas, and microwave equipment	Subject to provisions of Chapter 35 , Antennas and Wireless Communication Facilities. A Special Use Permit is required for commercial communication towers that exceed the maximum permitted height of the district in which they are located.	

- B. **Airfield Overlay District.** Notwithstanding any other provisions of this section, there shall be no exceptions to the specified height limits within the [AF Airfield Overlay Districts](#), unless authorized by the approval of a [Special Use Permit](#) in accordance with [Chapter 70](#), Conditional Use Permits.
- C. **Additional Exceptions.** The [Design Review Board](#) may approve additional exceptions to the height limits specified in this Ordinance only upon a finding by the Board that:
1. The proposed development does not exceed the maximum number of stories or residential densities permitted in the zoning district in which it is located; and.
 2. At least one of the following items is present:
 - a. Increased setbacks, enhanced landscaping, or other screening measures effectively mitigate the impact of the building height; or
 - b. The exception is necessary to accommodate the proposed uses or activities within the building or structure; or
 - c. The architectural style of the building or structure places the exception at a central point or in a limited area such as a dome, sphere, or other geometric solid.

11-30-4: Fences and Freestanding Walls[Return to Page 1](#)

Design Objective: Fences and walls should be an integral design component of the project that identify public areas; direct movement of visitors, define areas intended for private use and allow natural surveillance.

Fences, freestanding walls, and similar structures shall comply with the standards of this section.

A. [AG](#), [RS](#), [RSL](#), [RM](#), and [DR](#) Districts.

1. ***Maximum Height.***

- a. ***Front Yards.*** No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet. Fences or freestanding walls over 3.5 feet high are allowed in front yards, provided the fence or freestanding wall does not exceed a maximum height of 4.5 feet, and the topmost 1.5 feet is visually transparent and not opaque.
- b. ***Side and Rear Yards.*** No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet.
- c. ***[Agricultural](#), [RS-90](#) and [RS-43](#) Districts.*** Corral fences are allowed in the front yard up to 6 feet in height as described in [Section 11-5-7\(E\)\(1\)](#).

2. ***Building Area.*** When located in the buildable area, the maximum height for fences and freestanding walls is the maximum height allowable in the applicable district.

3. ***Decorative Features.*** One entry gateway, trellis, or other entry structure is permitted in the required front or street-facing side yard of each lot, provided the maximum height or width of the structure does not exceed 10 feet in either direction. Such decorative feature shall not have any solid obstruction that exceeds 2 feet in diameter between the height of 3 and 10 feet.

4. ***[DR](#) Districts.*** Whenever a new multiple residence project is constructed or an existing single residence is converted to a multiple residence use, a privacy wall shall be constructed along the property lines separating the multiple residence use, its parking areas and driveways from any existing single residence. The privacy wall shall be of masonry construction with stucco, mortar wash or other finish to match that of the main building and shall be 6 feet in height. The privacy wall shall extend along interior side lot lines to the front-yard setback of the main building or to the front-yard setback of the existing adjacent residence, whichever is closer to the street right-of-way, but shall not extend past said

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setback into the front yard without being reduced in height to a maximum of 3.5 feet.

5. ***Prohibited Materials.*** The use of barbed wire, razor wire, embedded glass shards, ultra barrier, electrified and other hazardous fencing is prohibited, except for the use of barbed wire fencing used for livestock enclosures.

B. **All Other Zoning Districts.**

1. ***Maximum Height.***

- a. ***Front Yards and Required Street Side Yards.*** No fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5-feet.
- b. ***Rear Yards and Interior Side Yards.*** No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 8-feet.
- c. ***Building Area.*** When located in the buildable area, the maximum height for fences and freestanding walls is the maximum height allowable in the applicable district.

2. ***Prohibited Fence Materials in Commercial and Employment Districts.***

- a. ***Chain Link and Wood.*** Chain link may only be used when not visible from public view. Wood fencing is not allowed, except wood may be used in conjunction with metal frames for gates used in conjunction with required screening walls.
- b. ***Hazardous Materials.*** The use of barbed wire, razor wire, embedded glass shards, ultra barrier, electrified and other hazardous fencing is prohibited in street-facing yards or where adjacent to any public right-of-way when placed at a height of less than 7-feet from the height of the adjacent sidewalk or natural grade.

- C. **Visibility at Intersections.** Notwithstanding any other provisions of this Section, fences and walls shall comply with the standards of [Section 11-30-14](#), Visibility at Intersections.

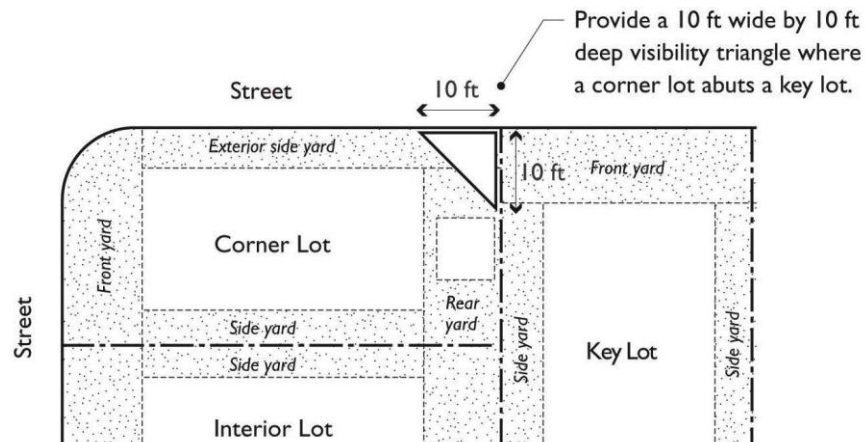


FIGURE 11-30-4.D CORNER LOT ABUTTING A KEY LOT

- D. **Corner Lots Abutting a Key Lot.** In the event the rear property line of a corner lot abuts a side property line of an adjoining key lot, a 10-foot deep by 10-foot wide visibility triangle shall be maintained over the corner lot, starting at the intersection of the rear and street side property lines of the corner lot. See diagram above, [11-30-4D](#).

11-30-5: Lighting and Illumination

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Design Objective: Well designed lighting can enhance the design of building or site by highlighting interesting architectural details, calling attention to interesting textures and colors, and focusing attention to primary site features. Such lighting should be controlled to minimize adverse impacts to abutting residential uses.

- A. **Applicability:** The requirements of this Section shall apply to all projects except single residence swellings and duplex residence dwellings (2 dwellings on one lot or parcel)
- B. **Parking Lot Illumination.**
1. Light standards shall be located only within the parking area or, where permitted, the outdoor storage area, and shall not encroach into required perimeter landscape areas.
 2. House side shields shall be provided on all light standards adjacent to residential development.
 3. Building mounted lights shall maintain the same heights as specified in B, below.
 4. For additional standards refer to the Mesa Lighting and Electrical Code; [Title 4, Chapter 4](#) of the [Mesa City Code](#).

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C. **Maximum Height of Lighting Fixtures.**

Design Objective: Provide sufficient height to safely light areas without impacting adjacent residential development or contributing to light pollution.

1. Lighting fixtures, including freestanding light poles as well as building-mounted lights, shall not exceed the maximum heights specified in [Table 11-30-5](#) below.

Table 11-30-5: Maximum Height of Lighting Fixtures		
<i>District</i>	<i>Maximum Height (ft) - Detached</i>	<i>Maximum Height (ft) - Attached</i>
Residential Districts	15	Not to exceed the peak elevation of the immediately adjacent sloped roof, parapet, or building elevation to which the fixture is attached
DC , and DB Districts all non-residential districts with U designators	16	
All other non-residential districts	Within 50 feet of any street frontage: 20 ft Within 50 feet of a residential district: 15ft Any other location: 25 ft	

2. Exceptions to the maximum height of lighting fixtures may be approved by the [Zoning Administrator](#), after a review of a photometric study for compliance with [Section 11-30-5\(A\)](#). Such exceptions may include requirements for use light control devices, such as fully shielded or full cut-off fixtures, to reduce glare and light-spillage onto abutting properties.

D. **Exposed Exterior Building Illumination.** Design Objective: Contribute to the safety of the nighttime environments and accentuate architectural elements.

1. ***Findings for Approval.*** The use of exposed neon, argon, LED or krypton tubing, exposed incandescent lighting, or other exposed artificial lighting to outline any structure or portion thereof may be authorized after review and approval by the [Design Review Board](#). The Board shall approve exposed building illumination only upon a finding that such illumination:
 - a. Constitutes a design component of the overall building architecture; and
 - b. Is integrated into the primary physical elements of the building or development, and is harmonious with the architectural style of the structure(s); and
 - c. Serves only for the purpose of embellishing the nighttime architecture of the building, and does not portray an advertising message; and
 - d. Is compatible with the land use and architecture of adjacent developments.

2. **Substantial Conformance Required.** Any approval by the [Design Review Board](#) for exposed building illumination requires finding that the structure or building complex on which the lighting is to be used shall be in substantial compliance with all current [Mesa City Code](#) requirements and regulations.
 3. **Full Functionality Required for Use.** If any component of the lighting system becomes nonfunctional, neither the entire lighting system, nor any portion thereof, may be illuminated until the entire lighting system is repaired.
- E. **Compliance with Mesa Lighting and Electrical Code.** All lighting shall comply with the Mesa Lighting and Electrical Code ([Title 4, Chapter 4 of the Mesa City Code](#)).
- F. **Control of Light Trespass.** Project lighting shall be designed to minimize glare and light trespass from the project site to adjacent residential properties.
- G. **Maximum Light Spillage.** For light spillage, the light level at the boundary of the project, measured 36-inches above ground level, shall be not more than 0.5 foot candles (5 Lux) above ambient light level.
- H. **Illuminate Pedestrian Paths.** Pedestrian paths connecting the project to the public sidewalks, connecting buildings on the same project, and the public pedestrian entry foundation base of the building shall be illuminated during the twilight and evening hours the project is active and open to the public.
- I. **Consistent Fixture Design.** Fixture designs used shall be harmonious with the building design, and with the architectural theme of the overall project, including multiple building projects.
- J. **Gradual Transition of Exterior Lighting Levels.** The relative brightness of light used may vary throughout the project, provided the transition from higher levels to lower levels of illumination of illumination shall be gradual, without extreme or abrupt degrees of change between higher levels of illumination and natural ambient darkness.
- K. **Highlight Building Entries.** Focus attention on primary building entries with illumination directed to highlight the entry and adjacent architectural details. Generally, lighting levels at the primary public entry shall be higher than lighting levels away from the public entry.
- L. **Lighting to Enhance Design.** Lighting shall embellish nighttime architecture by illuminating activity areas, calling attention to details of the building design; and highlighting the relief of building features and/or the texture of building materials.

11-30-6: Lots and Subdivisions[Return to Page 1](#)

Design Objectives: Provide for orderly growth and harmonious development; to insure adequate access and circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, adjoining development and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for light, air, and separation between residences; and to establish street and lot patterns that support sustainable development practices.

- A. Any lot or parcel of land recorded in the [Maricopa County Recorder's Office](#) and lawfully created prior to the effective date of this ordinance and having an area, width, depth, or street frontage less than that required by the zoning district regulations of that zone in which such lot or parcel is located, shall be deemed to be a lot and may be used as a building site, provided that all other regulations for the zoning district in which that lot is situated shall be applicable.
- B. No lot shall be reduced in area so as to cause any open space or yard required by this ordinance to be less in dimension than is required for the district and lot in question, except those lots reduced in area by purchase, dedication or gift to a governing authority for the purposes of providing public rights-of-way; or for conveying a portion of a lot to a public governing authority for a publicly beneficial use.
- C. No yard or other open space required around any building designed to comply with the provisions of this ordinance shall again be used as a yard or other open space for another lot or parcel.
- D. No lot shall be divided in such a way that any division of such lot shall contain more dwelling units than are permitted by the zoning district in which such lot is situated.
- E. A large lot or parcel of land may be subdivided into smaller lots provided such smaller lots conform to the lot size limitations of the district in which the lots are situated. However, a parcel shall not be divided into 4 or more lots or 2 or more lots if a new street is involved, without approval of a subdivision plat in compliance with Title 9 of the [Mesa City Code](#).
- F. The division of land into 2 or 3 parcels shall require approval of a land split map in compliance with [Section 9-6-6: Land Splits](#), of the [Mesa City Code](#). Division of developed land shall maintain separation distances as required in the [Building Code](#) and the open space requirements of this Ordinance.
- G. Where two or more lots are used as a building site and where buildings cross lot lines, the entire area shall be considered one lot, except that the front of the parcel shall be determined to be the front of the individual lots as originally platted or recorded.

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- H. Every lot shall have frontage on a dedicated public street unless the lot is part of an approved [Planned Area Development \(PAD\)](#), [Bonus Intensity Zone \(BIZ\)](#), [Infill Development](#) District (ID-1 or ID-2), [Planned Employment Park](#) District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a [Planned Community District \(PC\)](#).
- I. Where future width lines for rights-of-way have been established, all required yards shall be measured from such future width lines.
- J. Where a conflict exists between yards required by this ordinance and yards specified on a subdivision plat, the more restrictive requirement shall control, except when such yards are conditioned by an approved [PAD](#), [BIZ](#), overlay districts, or adoption of an [Infill Development](#) or [Planned Community District \(PC\)](#) districts.

11-30-7: Outdoor Storage

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Design Objective: Maintain an attractive environment for the community, adjacent businesses and residents while allowing open storage of goods, materials, machines, equipment, and vehicles or parts when necessary for business purposes in specific locations.

Open storage of goods, materials, machines, equipment, and vehicles or parts outside of a building (considered collectively as a general activity) for more than 24 hours must conform to the standards of this Section. The regulations of this Section do not apply to temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit.

- A. **Permitted Locations.** Table 11-30-7 states the districts where outdoor storage is permitted and prohibited.

Table 11-30-7: Open Storage Regulations by District and Location	
<i>Base Districts</i>	<i>Permissibility of Open Storage</i>
Neighborhood Commercial (NC), Limited Commercial (LC), Mixed Use (MX), and Downtown Business (DB)	All storage must be within an enclosed building except as specified for accessory outdoor display (limited to garden centers, plant nurseries, and lumber supply areas for home centers). Accessory outdoor display is subject to screening standards and to review and approval of a Special Use Permit .
Planned Employment Park (PEP)	All storage must be within an enclosed building
General Commercial (GC) and Light Industrial (LI)	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section.
General Industrial (GI) and Heavy Industrial (HI)	Permitted anywhere on a lot, subject to the standards of this Section.

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B. **Screening and Setbacks.** Storage areas visible from public streets shall be screened.

1. **Screening Walls.** Screening walls and fences shall be at least 8 feet in height. If located on a street facing front or side yard, the fence shall be placed to meet required street side setbacks.
2. **Landscaping.** Landscaping is not required within screened storage areas.
3. **Setback.** A setback shall be provided for material stored outdoors at the ratio of 1:1 from all lot lines equal to total height of stored material above required screen wall 8 feet.

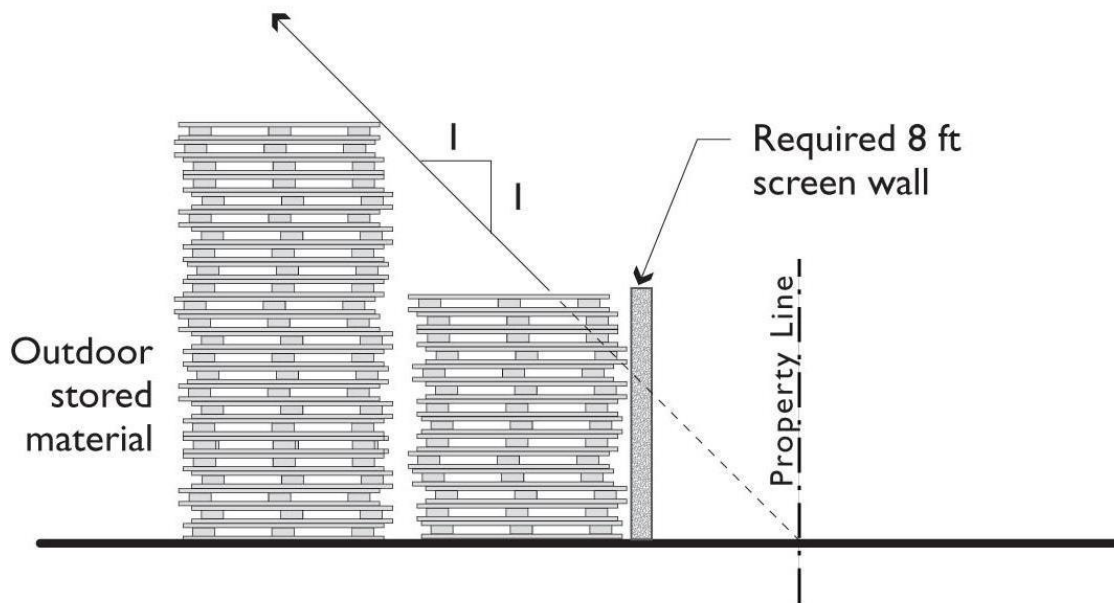


FIGURE 11-30-8.B.3: OUTDOOR STORED MATERIAL

11-30-8: Pedestrian Connections

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Design Objective: Encourage people to walk by providing safe, convenient, comfortable and efficient pedestrian connections.

Pedestrian walkways shall be provided in office, employment, commercial, mixed-use and multi-family residential developments. These walkways shall be designed to serve internal pedestrian circulation needs, and shall connect to public sidewalks and transit stops. Pedestrian access must be provided according to the following standards:

- A. **Connection to Public Sidewalk.** An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage of the site, and to any transit stop adjacent to the site. On at least one frontage, such walkway shall be provided along the shortest practical distance between the main building entry

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and sidewalk, generally no more than 125 percent of the straight-line distance. The distance may increase up to 50% of the total straight-line distance in the event the route is designed to take account of afternoon shade patterns from buildings or similar shading devices.

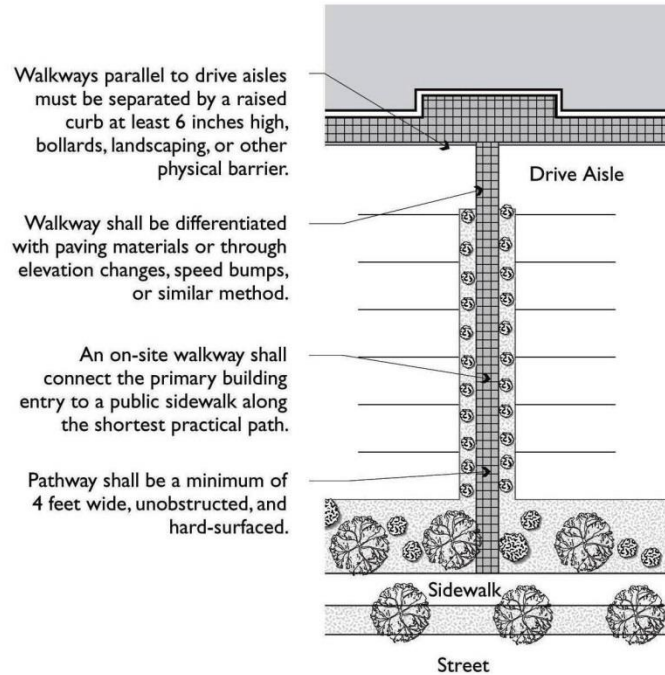


FIGURE 11-30-8.A: PEDESTRIAN ACCESS THROUGH PARKING AREA

- B. **Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site recreational or open space areas or pedestrian amenities.
- C. **Connections across Parking Areas.** See [Section 11-32-4\(G\)3](#).
- D. **Materials and Width.** Pedestrian walkways shall be at least 5 feet in width and paved with a hard, durable surface.
- E. **Separation.** Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least 6 inches high, decorative bollards, or other physical barrier.
- F. **Shade at Entries.** At customer entrances, pedestrian walkways shall be provided with weather protection such as canopies, awnings, arcades and trellises.

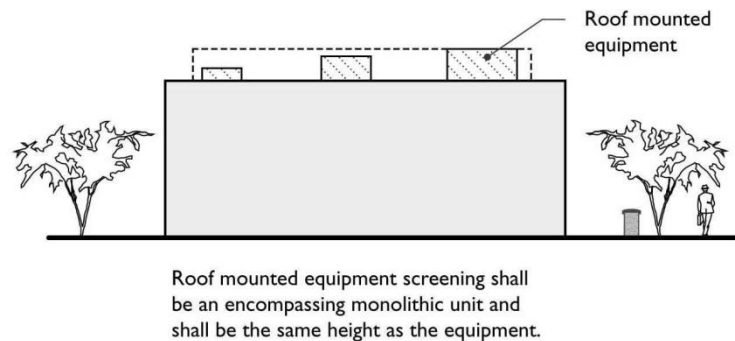
11-30-9: Screening

Design Objective: Encourage attractive, safe buildings and sites by screening non-architectural elements and uses from public view and providing for transitions between uses.

- A. **Screening of Mechanical Equipment.** Design Objective: Integrate visual screening of necessary mechanical equipment into the architecture of buildings to ensure development is attractive, clutter-free and safe.

Except the [AG](#), [RS](#), [DR-1](#) and [RSL](#) districts, all exterior mechanical equipment, whether on a roof, on the side of a structure, or on the ground, shall be screened from public view. Exterior mechanical equipment to be screened includes, but is not limited to heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, satellite dishes, smoke exhaust fans, service entry section and similar utility devices. Exceptions may be approved by the [Zoning Administrator](#) when warranted. Screening shall be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure. Equipment shall be screened from public view, public right of way, parking areas and on-site pedestrian walkways and amenities. Screening materials shall be opaque and durable. When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed, and maintained so that at the time of building occupancy, and continuously afterwards, such plants effectively screen their respective equipment. The use of wood, expanded metal lath, and chain link for screening is prohibited. The following additional screening standards apply:

1. **Roof-Mounted Equipment.** Roof-mounted equipment screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens (i.e., multiple equipment screens, or “hats,” surrounding individual elements shall not be permitted). The height of the screening element shall equal or exceed the height of the structure’s tallest piece of installed equipment.



SCREENING OF ROOF-MOUNTED EQUIPMENT

FIGURE 11-30-9.A.1

2. **Ground-Mounted Equipment.** Ground-mounted equipment facing a street or not otherwise separated from the street by intervening building(s) shall be screened to a height of at least 12 inches above the equipment. Screening devices shall consist of

decorative walls and/or berms (2:1 maximum slope) with supplemental plant materials including trees, shrubs and groundcovers. For screen walls that are 3 feet in height or lower, vegetative materials may be substituted for 50 percent of the screening device.

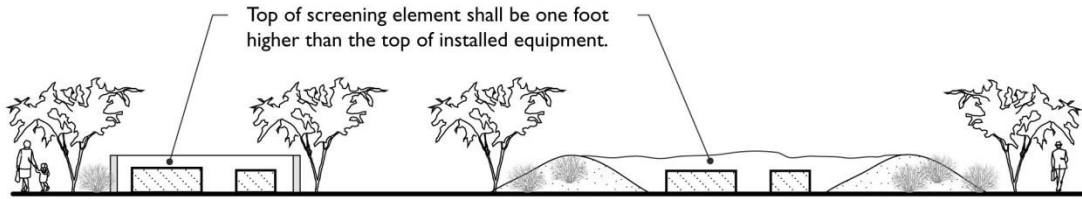


FIGURE 11-30-9.A.2: SCREENING OF GROUND-MOUNTED EQUIPMENT

3. **Exterior Wall Equipment.** Wall-mounted equipment, including but not limited to electrical meters, electrical distribution cabinets, service entry section (SES), fire sprinkler equipment and similar valves and cabinets that face a street, or public parking and are not recessed and/or separated from the street by intervening building(s) shall be screened. Screening devices shall incorporate elements of the building design, e.g. shape, color, texture and material. Vegetative materials may be substituted for up to 50 percent of the screening devices when used in conjunction with screen walls that are 3 feet in height or lower.
- B. **Truck Docks, Loading, and Service Areas.** Truck docks, loading, delivery and service bays shall be screened according to the standards of [Section 11-30-13](#).
- C. **Roof Access Ladders and Fire Sprinkler Risers.** Design Objective: Reduce visual clutter at the skyline.

The location of roof-access ladders and fire sprinkler risers shall be, within the interior of the structure.
- D. **Outdoor Storage.** Screening for outdoor storage shall be according to the standards of [Section 11-30-7](#), Outdoor Storage.
- E. **Drive-through Windows and Automated Car Washes.** Design Objective: Reduce potential visual glare of headlights with screening that is an integral part of the site and landscaping theme.

Screening for vehicle lanes for drive-through windows and automated car wash openings shall be from public streets to a height of 40 inches. Screening devices shall consist of walls and/or berms with supplemental plant materials.
- F. **Auto Service Bays.** Design Objective: Reduce view into open service bays, integrate screening device with project theme, and attenuate noise emanating from power-assisted tools.

1. ***Adjacent Residential or Mixed Use.*** When the automobile/vehicle repair or service use is within 200 feet of a residential or mixed-use development without an intervening street, the following standards shall apply along the common property line:
 - a. Bay doors located within 100 feet of an adjacent residential or mixed-use development shall be oriented away from the adjacent use.
 - b. Bay doors located between 100 feet and 200 feet of an adjacent residential or mixed use development and oriented such that the bay doors would be visible from the adjacent use shall be screened with an intervening building or an 8' tall screen wall.
 - c. Bay doors located more than 200 feet from an adjacent residential or mixed use development and oriented such that the bay doors would be visible from the residential or mixed use development shall be screened by an intervening building or a 6' screen wall.
2. ***Screening From Adjacent Streets.*** Screening of bay door openings shall be accomplished based upon the following preferences:
 - a. The use of intervening buildings such that the bay doors are not visible from the street(s).
 - b. The bay doors are setback from the street a distance of 200 feet or greater.
 - c. Orient the building such that the bay doors are perpendicular to the centerline axis of the abutting street. For corner lots, the bay doors shall be oriented perpendicular to the street with the highest functional classification according to the [Mesa General Plan Transportation Element](#). In the event that the functional street classifications are equivalent, the orientation creating the smallest noise impact on adjacent residential development shall be used.
 - d. When bay doors are less than 200 feet from an adjacent street and the bay doors are less than perpendicular to a street, screening shall be provided at least 6' high. Screening shall be at least 50% opaque and may include landscaping.
3. ***Landscape Screening.*** Large-canopy trees and shrubs shall be used to provide partial screening to the bay doors when the bays are visible from the adjacent street.
4. ***Noise Reduction.*** Air compressors and similar devices shall be housed in enclosed rooms designed to attenuate sound a minimum of 25 db.

- G. **Trash and Refuse Collection Areas.** Design Objective: Reduce visual clutter of trash and refuse collection areas and integrate screening device with project theme.

Trash and refuse collection areas shall be screened so as to not be visible from a public street or parking area. Latching gates shall be provided for trash enclosure openings where visible from street and/or public parking areas. Orient openings away from public right of way, where possible. See [Section 11-30-12](#).

- H. **Parking Areas.** Design Objectives: Reduce potential visual glare of headlights and reduce the visual clutter of parking fields with screening that is integral to the site and landscaping theme.

Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or 'vertical wire trellis panels'. No more than 40 percent of the screening shall be accomplished with dense landscaping.

1. Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet.
 2. The screening device shall vary in height from 12 to 18 inches when lawful display of automobiles, trucks, recreational vehicles, manufactured homes, boats, motorcycles, and utility trailers is adjacent to public streets.
 3. Screen walls shall be composed of brick, stone, stucco, or other quality durable material that complements the theme of the project and shall include a decorative cap or top finish as well as edge detail at wall ends.
 4. Berms shall be contoured and covered with a combination of vegetative and inert ground cover. If a contoured screening berm is installed, 24" box trees may be substituted for required 36" box trees.
 5. Screen wall and/or berm height shall be measured from the finish grade of the parking lot.
 6. When using a screen wall there shall be a landscaped setback of at least 5 feet between the screen wall and the edge of the parking area.
 7. A setback of at least 10 feet shall be provided between the screen wall and the right of way.
- I. **Common Property Lines.** Design Objective: Fences and walls that screen building(s), facilities or activities of the site from adjacent development should be an effective buffer and an integral design component of the project.

A screening wall of 6 feet in height shall be provided on the interior lot lines of any lot that contains any commercial use, industrial use, public or semi-public use (except Cemetery or Public Park and Recreation Facility), or transportation, communication and utilities use, as described in [Chapter 86](#), Descriptions of Use Classifications and Use Types, and abuts a residential district or residential use. Such screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use classification to another non-residential use classification.

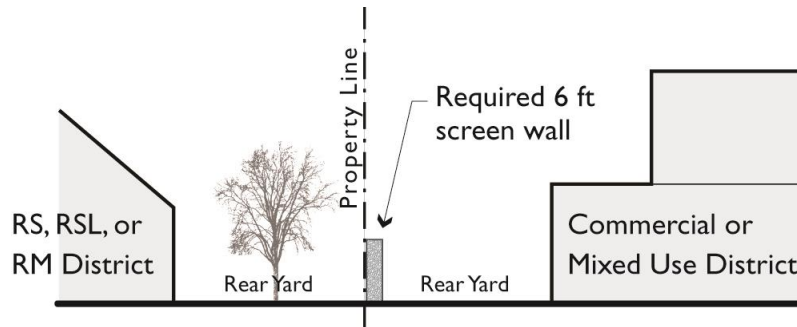


FIGURE 11-30-9.I: SCREENING ALONG RESIDENTIAL DISTRICT BOUNDARIES

1. **Location.** Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to be screened.
2. **Materials.** Industrial uses must provide a solid screening wall of stucco, decorative block, or concrete panel. Screening walls for other uses may be constructed of stucco, decorative block, concrete panel, or other substantially equivalent material. Chain-link fencing does not fulfill the screening wall requirement.
3. **Berms.** A landscaped earth berm may be used in combination with, or in lieu of, the above types of screening walls.
4. **Relationship to Fence and Wall Height Limits.** If the minimum height required for screening walls exceeds the maximum permitted height of fences and freestanding walls for the zoning district, then an alternative screening solution shall be provided for review and approval by the [Planning Director](#) that meets the intent of the screening requirement.
5. **Exception.** In locations where commercial and multiple residence properties share a common interior property line the requirements for screening can be waived, except for loading and service areas, if the waiver of the screening will

facilitate a more integrated design and development allowing greater pedestrian connection between the uses.

- J. **Roof-mounted Solar Equipment.** Design Objective: Allow solar panels and other solar equipment to be placed on roofs in a manner that is aesthetically pleasing without creating excess shadows on the equipment.

Solar equipment placed on flat roofs shall be screened a minimum of 60% of the height of the equipment. Roof mounted equipment laying flat on a sloped roof, without additional structures elevating the panels from collectors do not require any additional screening device.

11-30-10: Setbacks at Intersections

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- A. **Minimum Setback.** Design Objective: Provide open space at intersections to enhance or establish distinctive locations.

Within the required setbacks at intersections, integrate way-finding features such as attractive plantings, pedestrian paving, lighting, monument signage and/or street furniture. All parking areas, and drive aisles shall be set back from street intersections according to the standards in [Table 11-30-10](#).

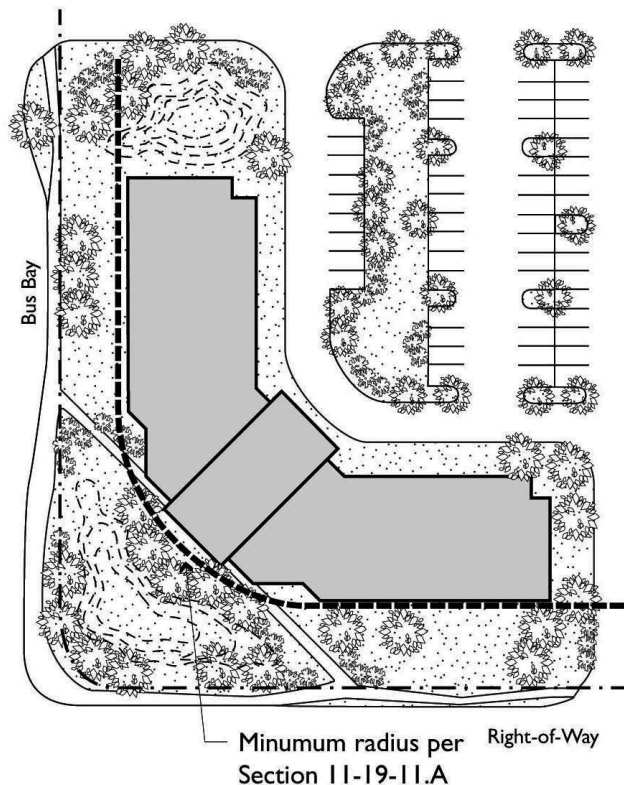


Figure 11-30-10.A: Corner Setbacks

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Table 11-30-10: Minimum Setbacks from Intersections		
Intersections	Minimum Corner Setback (radius in feet)	
	DR, DB, DC, RM-5 and All Districts with a 'U' designator	All other non-residential districts
Arterial (110-130' R.O.W.) with Arterial	No radius is required for any of the above listed zoning districts so that the setback becomes an intersection of the street side setbacks with a build-to line where required.	Minimum 50' radius
Arterial with Major/Midsection Collector		Minimum 35' radius
Arterial with Major/Midsection Collector		Minimum 25' radius
Major/Midsection Collector (90-110' R.O.W.) with Major/Midsection Collector		Minimum 35' radius
Major/Midsection Collector with Collector/Industrial/Commercial		Minimum 25' radius
Collector/Industrial/Commercial (60-80' R.O.W.) with Collector/Industrial/Commercial		Minimum 25' radius

- B. **Landscaping.** Corner setbacks shall be landscaped according to the standards of [Chapter 33, Landscaping](#).

11-30-11: Swimming Pools

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Swimming pools and other bodies of water located in any zoning district must be developed in compliance with the following standards:

- A. A swimming pool shall not be located in the required front yard or a side yard required for vehicle access, required landscaped areas or closer than 4 feet from the water's edge to any lot line.
- B. Contained bodies of water either above or below ground level with the container being 18 inches or more in depth at any point or wider than 8 feet at any point, shall conform to the location and fencing requirements for swimming pools.
- C. Swimming pools shall be secured from unauthorized access by an enclosure as provided in [Title 4, Chapters 2](#) (Mesa Building Code) [or 3](#) (Mesa Residential Code), as applicable, of the [Mesa City Code](#).

11-30-12: Trash and Refuse Collection Areas

Design Objectives: Trash and refuse collection areas, including enclosures, should be an integral component of the project. The areas should be safe and convenient. The location should not be visually prominent.

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A. **General Applicability Requirements and Alternatives.**

1. ***General Applicability Requirements.*** Solid waste and recycling-container enclosures are required for new dwelling groups consisting of 4 or more dwelling units and for all commercial or industrial developments in which the aggregate gross floor area exceeds 10,000 square feet. Designs must meet [Mesa Standard Details](#).
2. ***Alternatives.*** Alternatives to standard requirements may be considered by the [Planning Director](#) and [Solid Waste Management Director](#).

B. **Location.** All enclosures shall comply with all applicable [Building and Fire Codes](#) and shall meet the following requirements.

1. The solid waste and recycling storage area shall not be located within any required front yard, street side yard, any required parking and landscaped areas, or any other area required by the [Mesa City Code](#) to be constructed and maintained unencumbered according to fire and other applicable building and public safety codes.
2. Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.
3. Storage areas shall be located so that the trucks and equipment used by the City of Mesa solid waste and recycling collector(s) have sufficient maneuvering areas.

C. **Materials, Construction and Design.**

1. ***Minimum Height of Screening.*** Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened to a minimum height of 6-feet.
2. ***Enclosure Material.*** Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s).
3. ***Gate Material.*** Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.
4. ***Access to Enclosure from Residential Projects.*** Each solid waste and recycling enclosure serving a residential project shall be designed to allow walk-in access without having to open the main enclosure gate.
5. ***Protection for Enclosures.*** Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.

6. **Landscaping.** When feasible the perimeter of the recycling and trash enclosure shall be planted with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.
7. **Lighting.** All trash collection areas shall be well lit with a minimum 1 foot candle.

11-30-13: Truck Docks, Loading and Service Areas

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Design Objectives: Reduce the negative impact of noise and activity associated with truck docks, loading and service areas on quieter activities of adjacent properties. Minimize the impact of visual clutter associated with open bay doors and parked trucks being loaded and unloaded from adjacent lots and street rights-of-way.

Truck docks, loading, and service areas shall be located and screened as follows:

- A. **Minimum Distance from Residential District.** Truck docks, loading, and service areas are not permitted within 50 feet of the boundary of any residential district or use.
- B. **Location on Lot.** In all districts except the [GI](#), and [HI](#) districts, truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street.
- C. **Screening.** Truck docks, loading areas, and service areas located in any zoning district shall be screened from any adjacent residential districts or uses. Docks, loading and service areas in any district except the [GI](#) and [HI](#) districts shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.

11-30-14: Visibility at Intersections

Notwithstanding any other provisions of this section, no fence, wall, shrubbery, sign or other obstruction to vision between a height of 3 feet and 8 feet above the centerline grades of the intersecting streets shall be erected, placed, planted, allowed to grow or maintained within the triangular yard space formed by the intersecting center lines and a line joining points on such center lines 80 feet from the point of intersection. Where a conflict occurs between this requirement and the Subdivision Regulations, the more restrictive provision shall apply.

11-30-15: Solar Panels and Other Alternative Energy Production Facilities

- A. **Solar Panels.** The following standards are applicable solar panels used for the primary purpose of providing energy for the immediate site or development:
 1. **Attached solar panels.** In all zoning districts, solar panels attached to sloped roofs shall be located entirely on the roof. Solar panels located behind parapets

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on flat roofs shall comply with [Table 11-30-3: Allowed Projections Above Height Limits](#).

2. **Detached, freestanding solar panels.** Detached or freestanding solar panel structures are permitted only in single residence districts and shall comply with all location, maximum height and maximum roof area requirements of Detached Accessory Structures, [Section 11-5-7\(B\)](#).

- B. **Solar Farms and Alternative Energy Production Facilities.** Design Objective: Reduce the impact of large energy production utilities.

Solar farms and other alternative energy production facilities shall be permitted in accordance with the requirements of [Article 2](#) and the following:

1. **Setbacks and Landscaping.** In all districts where permitted, provide the setbacks and landscaping required for that district.
2. **Screening.** Solar panels and equipment used for solar farms and/or alternative energy production facilities shall be screened from the public view of the street right-of-way by walls and fences that are the height of the panels and equipment or at least 8 feet in height, whichever is less.

11-30-16: Portable Storage Containers

Portable Storage Containers are permitted only in accordance with the following requirements:

- A. **Minimum Standard.** The construction of the PSC shall conform to requirements set by the International Standards Organization for portable shipping containers, ISO 6346.
- B. **Temporary Use during Construction.** PSCs are permitted as a temporary storage device for use during construction, remodeling, or redevelopment of permanent on-site buildings and facilities:
 1. When either of the following occurs:
 - a. In all Agriculture (AG), multiple residence (RM), all commercial and all industrial zoning districts, and for non-residential uses in Mixed Use (MX) and all Transect districts, if no building permit is required for the type of construction taking place, the temporary use of the PSC is subject to the issuance of an Administrative Use Permit by the Development Services Division in accordance with requirements of Chapter 70 of this Zoning Ordinance.
 - b. In all zoning districts, when a building permit is required for the type of construction taking place, the temporary use of use of the PSC may be authorized in conjunction with the issuance of a building permit in accordance with Title 4 of the Mesa City Code.

2. Applications for a building permit or Administrative Use Permit, as applicable (Item 1, above), shall include a plan which specifies the number, size, and location of the storage containers.
 2. The temporary use of PSCs is limited to the lesser of the following time periods:
 - a. When authorized in conjunction with the issuance of a building permit, the temporary use shall be limited to the time in which the construction, remodeling, or redevelopment of permanent on-site buildings and facilities is actively taking place; or
 - b. When authorized with the issuance of an Administrative Use Permit, the temporary use shall be limited to 6-months, or until such time as the construction, remodeling, or redevelopment activity is completed, whichever occurs first. If the construction, remodeling, or redevelopment activity remains active and extends beyond 6-months, then the use permit may be renewed, but no more than 2 times.
 3. The PSC shall be removed within 7-days of the completion of:
 - a. The construction, remodeling, or redevelopment activities;
 - b. The construction activities authorized by the construction permit; or
 - c. The expiration of the use permit.
 4. In all Single Residence (RS) and Single Residence-Small Lot (RSL) districts, PSCs used during construction with the issuance of a building permit shall be limited to no more than one PSC per residential lot.
 5. PSCs shall not be located in retention basins, drive aisles, fire lanes, loading zones, or any other location that may cause hazardous conditions, or constitute a threat to public safety.
- C. **Temporary or Periodic Commercial Storage.** In the LC and GC commercial districts, and in the PEP and LI industrial districts, PSCs may be used as a periodic, intermittent, or isochronal use for a temporary period of time and accessory to a primary permitted use, subject to the approval of a special use permit in accordance with Chapters 67 and 70 of this Zoning Ordinance. In addition to specifying and limiting the number, size, location, and duration of the storage containers, the special use permit may require additional measures to ensure compatibility with adjacent land uses, such as increased setbacks, screen walls, landscaping, exterior materials and color.
- D. **Permanent Storage in Industrial Districts.** In those industrial districts for which outdoor storage is expressly allowed (i.e., LI, GI and HI districts), PSCs may be used for permanent outdoor storage, subject to:
1. All requirements for the placement of outdoor storage specified for the applicable zoning district; and

2. Compliance with all requirements of Section 11-30-7 with regard to placement and screening of outdoor storage; and
 3. Placement of the PSC in a manner such that it is not located in landscape areas, designated open space, retention basins, drive aisles, fire lanes, required parking spaces, loading zones, or any other location that may cause hazardous conditions, or constitute a threat to public safety.
- E. **Permanent Storage in Downtown Business District 2.** In the DB-2 district, a PSC shall only be used for outdoor storage, subject to:
1. Approval of a Special Use Permit in accordance with Chapters 67 and 70 of this Zoning Ordinance; and
 2. Compliance with all requirements for the placement of outdoor storage specified by Section 11-30-7 with regard to placement and screening of outdoor storage.
 3. Placement of the PSC in a manner such that it is not located in landscape areas, designated open space, retention basins, drive aisles, fire lanes, required parking spaces, loading zones or any other location that may cause hazardous conditions, or constitute a threat to public safety.
- F. **Temporary Use in Residential Districts for Loading and Unloading of Household Goods.** In residential districts (RS, RSL and RM), Downtown Residence (DR-1, DR-2 and DR-3), and residential uses in all Transect districts (T3N, T4N, T4NF, T4MS, T5N, T5MSF, and T6MS), the temporary placement of a portable storage container on a residential lot for the purpose of loading and unloading household contents is only permitted for a period of time not exceeding seven (7) days in a calendar year.
- G. **Permanent Use in Single Residence and Agriculture Districts.** The permanent use of PSCs is permitted only in the RS-43, RS-90 and AG zoning districts, and only in accordance with the following requirements:
1. The placement, floor area, and size of the portable storage containers shall be in conformance with the same requirements specified for detached accessory buildings in Section 11-30-17.
 2. A building permit is required before installation, with a field inspection following installation.
 3. The PSC shall be placed upon an elevated pad that is a minimum of 4-inches above average natural grade of the ground within a 4-foot radius of the exterior walls of the PSC.
 4. One or more of the following aesthetic treatments to the exterior physical appearance of the PSC are required. At minimum:
 - a. A veneer of a durable building material similar to and congruous in appearance with the primary dwelling shall be attached to the PSC; or

- b. Landscaping of sufficient density is installed and maintained so as to block the visibility of the PSC from across property lines of all directly abutting properties, or from across a right-of-way from a property that would otherwise directly abut the site. This landscaping screening may be through the use of a hedge or other landscaping growing adjacent or on the PSC. If this alternative is used, the PSC shall be painted a color considered compatible with the color of the associated primary residence; or,
 - c. A combination of partial veneer treatments, compatible paint colors, and/or landscape treatments that result in the appearance of the PSC being aesthetically congruous with the primary residence, and undiscernible from a detached accessory building of standard construction.
5. Openings created for placement of doors and/or windows in the PSC are only permitted if no cuts or structural alterations are made to the primary structural frame of the PSC.

11-30-17: Detached Accessory Buildings

Design Objective: To aid in the comfort, convenience and enjoyment of a single residence lot or parcel by providing standards for the allowance and placement of non-residence accessory building(s) that place reasonable limitations on impacts to access of light, air and spacing of accessory buildings relative to adjacent lots and parcels.

- A. **Any individual tool or piece of equipment** that is higher than 4 feet and in which the added aggregate measurements of the length, width and depth (length plus width plus depth) exceed 15 lineal feet, based on the extreme perimeter measurements, shall be placed or stored within an enclosed building. Equipment specifically designed and used for agricultural production practices, Utility Trailers and Watercraft as defined in Section 8-6-2 of the Mesa City Code, Recreational Vehicles as defined in Chapter 87 of this ordinance, and other motorized vehicles eligible for licensing by the [State of Arizona](#) for travel on public thoroughfares are excluded from this requirement. Recreational vehicle parking requirements are provided in Section [11-34-5\(B\)](#) of this ordinance. Requirements for Parking and Storage of Watercraft and Utility Trailers are provided in Section 8-6-3 of the Mesa City Code.
- B. **Detached accessory buildings or structures** located on lots or parcels in AG, RS and RM districts are permitted subject to the following provisions. [Detached accessory structures](#):
- 1. May be located in the required side/rear yards provided that they are within the rear one-quarter of the lot and do not exceed 10 feet in height.

2. May be located in the required rear yard but outside of the required side yard provided that they do not exceed 15 feet in height.
3. May be located in the required side yard (outside of the rear $\frac{1}{4}$ of the lot), provided that they do not exceed 8 feet in height and 200 square-feet of roof area, and are not located in a side yard required for vehicular access.
4. May be located in any required side yard, and be closer to the primary residence than 6-feet, provided all of the following are present:
 - a. Does not exceed 7-feet in height (at the peak of the roof) and 120 square feet in roof area.
 - b. Has no permanent attachment to the ground or permanent foundation.
 - c. Shall not have any electrical or plumbing fixtures installed.
 - d. Shall drain all stormwater back to the same lot or parcel as the accessory structure.
5. Shall not be located in the required front yard or in the area between the front of the principal dwelling and the front property line.
6. Shall not be located in the required rear yard of a corner lot closer to the street than any dwelling on an adjacent key lot.
7. Shall not exceed 30 feet in height when located within any part of the buildable lot area.
8. In the AG, RS-90, and RS-43 districts, shall not have an aggregate area of all such detached buildings greater than 100 percent of the roof area of the dwelling, unless a larger aggregate roof area is approved by [Special Use Permit](#).
9. In the RS-35, RS-15, RS-9, RS-7, RS-6, DR-1 and DR-2 districts, and on lots in a multiple residence district with a single residence use, shall not have an aggregate area of all such detached buildings greater than 50 percent of the roof area of the dwelling.
10. Detached accessory structures in multiple residence districts shall not be located in any required yard when in conjunction with a multiple residence use.

(See Figure 11-30-17, next page)

Figure 11-30-17: Detached Accessory Buildings

